PRESENTATION OF CENTRE CITY GREEN: DOWNTOWN'S SUSTAINABILITY PLAN

Land Use and Housing Committee

October 5, 2011

Centre City Development Corporation

Requested Action

NONE.

INFORMATIONAL – To provide a brief background and summary of Centre City Green and related PDO Amendments :

1. Green Building Incentives
2. FAR Bonus Program
3. TDM Plan

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Centre City Green

- Adopted by the CCDC Board in September 2010, Centre City Green includes:

1. Long-range goals and policies;
2. Green Building Incentive Program;
3. Green Street's Program; and, a
4. Revised Transportation Demand Management Plan.

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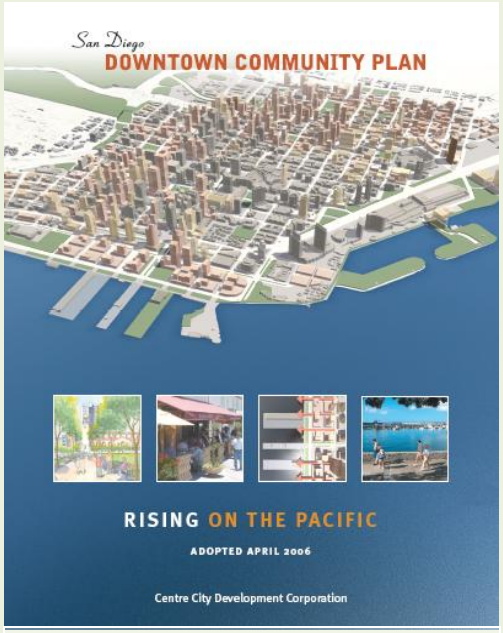
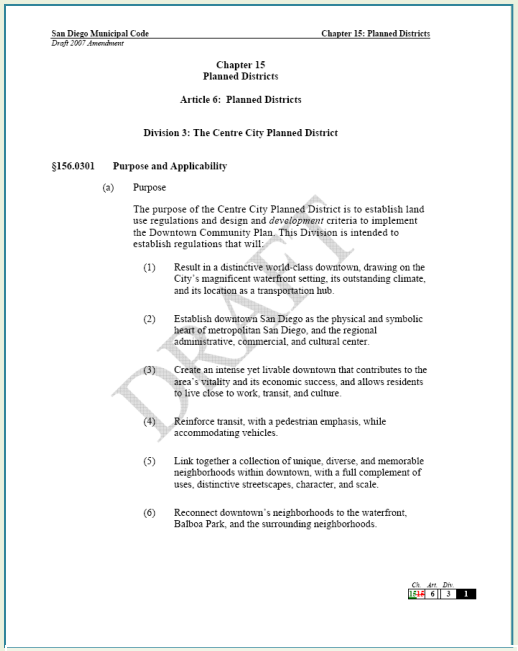
Implementing the Downtown Community Plan



Chapter 5.8 Goals and Policies: Sustainable Development



San Diego Municipal Code — Chapter 15: Planned Districts
Draft 2007 Amendment

Chapter 15
Planned Districts

Article 6: Planned Districts

Division 3: The Centre City Planned District

§156.0301 Purpose and Applicability

(a) Purpose

The purpose of the Centre City Planned District is to establish land use regulations and design and *development* criteria to implement the Downtown Community Plan. This Division is intended to establish regulations that will:

(1) Result in a distinctive world-class downtown, drawing on the City's magnificent waterfront setting, its outstanding climate, and its location as a transportation hub.

(2) Establish downtown San Diego as the physical and symbolic heart of metropolitan San Diego, and the regional administrative, commercial, and cultural center.

(3) Create an intense yet livable downtown that contributes to the area's vitality and its economic success, and allows residents to live close to work, transit, and culture.

(4) Reinforce transit, with a pedestrian emphasis, while accommodating vehicles.

(5) Link together a collection of unique, diverse, and memorable neighborhoods within downtown, with a full complement of uses, distinctive streetscapes, character, and scale.

(6) Reconnect downtown's neighborhoods to the waterfront, Balboa Park, and the surrounding neighborhoods.

DRAFT

Ch. 15 | Art. 6 | Div. 3 | 1

Upgrade Far Bonus Program: Eco-Roof

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Key Findings

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Key Findings

Indicator	Comparison	Downtown Metric	Suburban Metric	Reference
Energy 	Uses roughly 15% less energy consumed per SF of space	High Rise Residential = 31 kBtu/sq.ft./yr	Low Rise Residential = 36 kBtu/sq.ft./yr	CEC CA Commercial End-Use Survey data for SDG&E service area, 2006 and CEC Residential Appliance Saturation Survey, 2003
Water 	Uses roughly 50% less water	20,400 gallons / year / occupant	41,400 gallons / year/ occupant	Calculated using CALGreen methodology and CA code requirements for indoor and irrigation uses
Mobility 	Travels 60% less vehicle miles	6.3 VMT per capita per day	19.8 VMT per capita per day	The Urban Structure and Personal Travel: An Analysis of Portland, OR Data and Some National and International Data, T. Keith Lawton, Director, Travel Forecasting, Transportation Department, City of Portland, Oregon

Table 0.1 Comparison of a resident living downtown to a resident living in suburban context. A resident who lives and works downtown can have significant savings in energy, water and carbon impacts.

Public Outreach

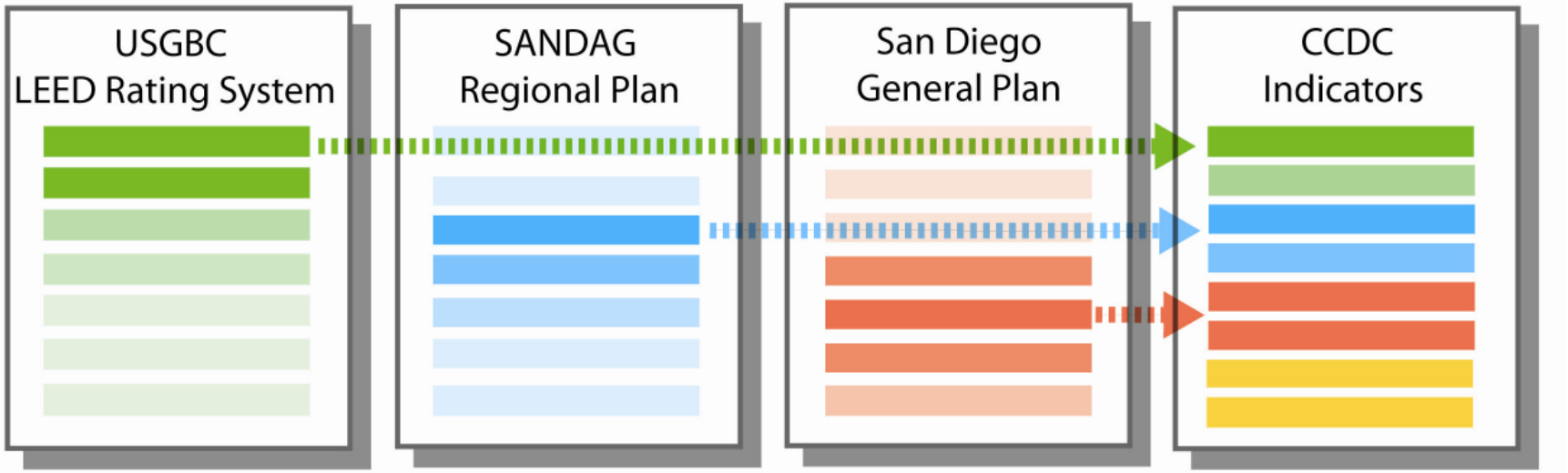
- Stakeholder Interviews
- Advisory Committee
- Public Workshop

Market Drivers
- Building Owners and Managers Association
- Building Industry Association
- Economic Development Corporation
- Downtown San Diego Partnership
- Market Rate Developer
- Affordable Housing Developer

Regional & Agency Partners
- Centre City Advisory Committee
- City of San Diego
- Port of San Diego
- SANDAG
- SDG&E

Environmental Focus
- California Center for Sustainable Energy
- US Green Building Council, San Diego Chapter
- American Institute of Architects, Committee on the Environment

Alignment of Plans



Sustainability Indicators

Energy

Water

Urban Mobility

Economic Vitality

Streetscape Vitality

Healthy Spaces

Materials

Green IQ

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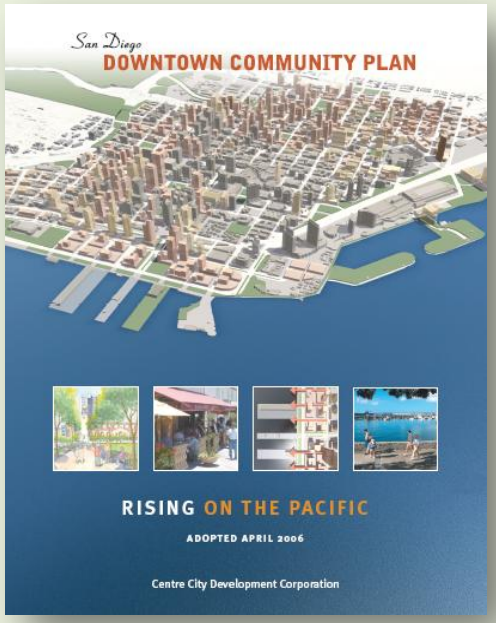
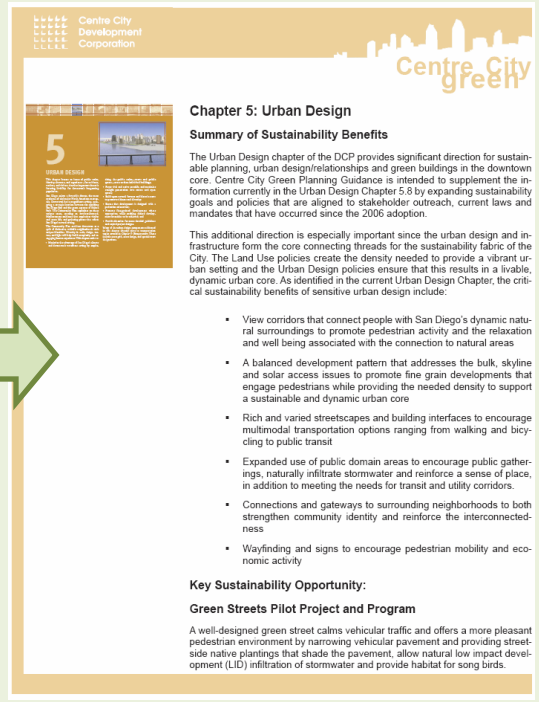
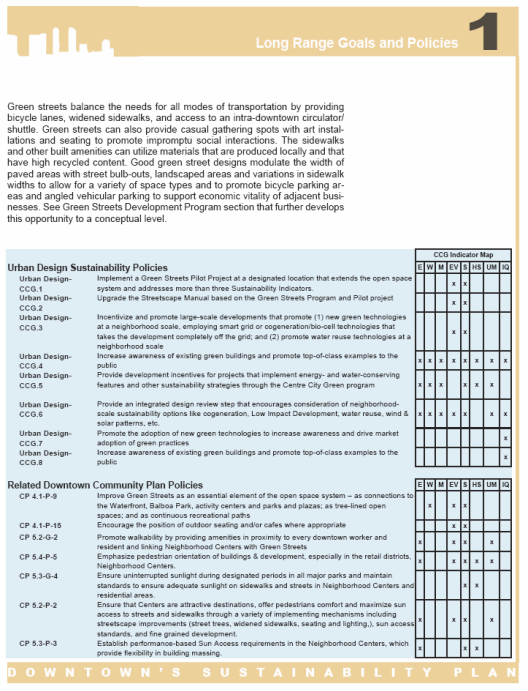
Long Range Goals and Policies







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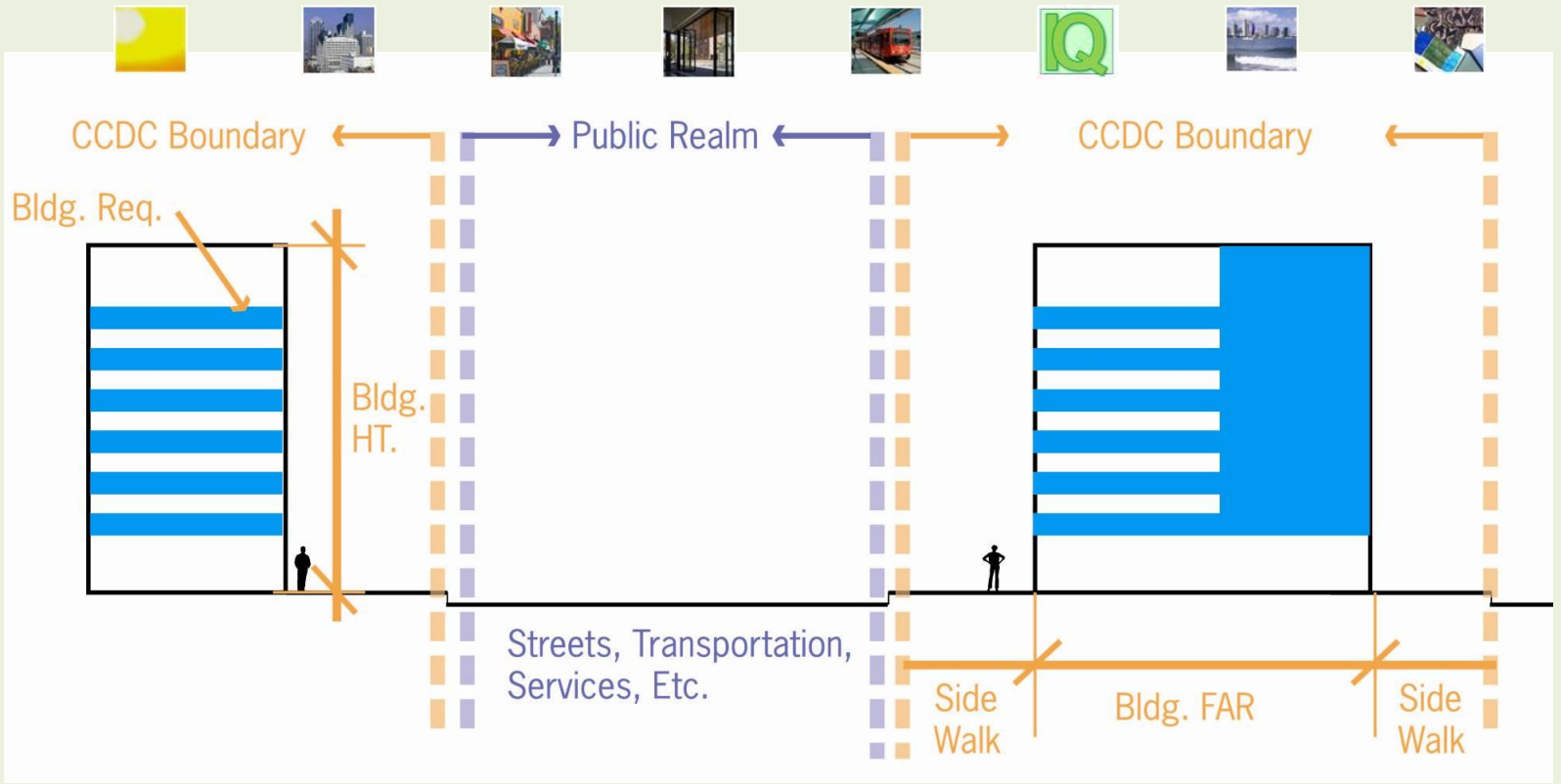
Centre City Green - Strategy



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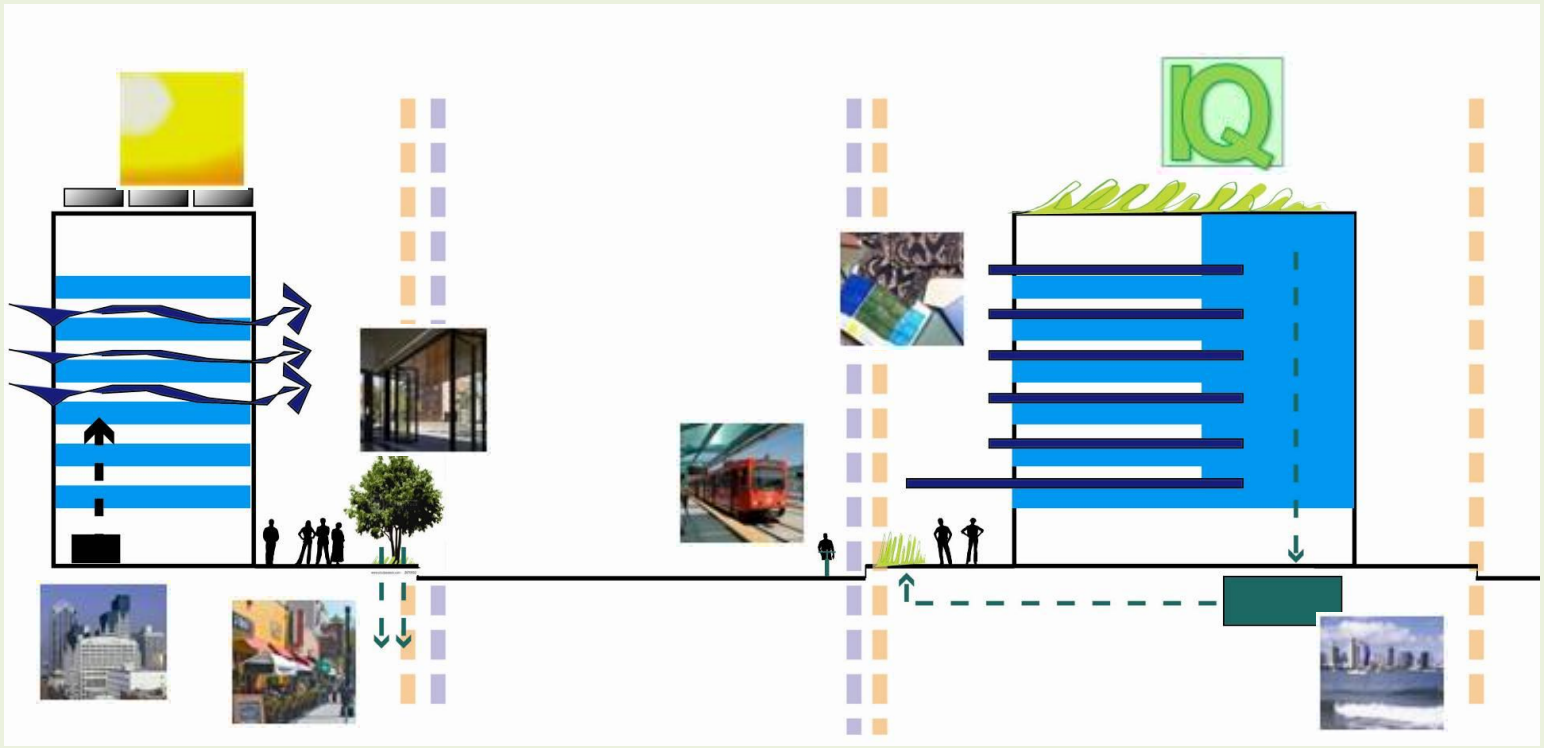

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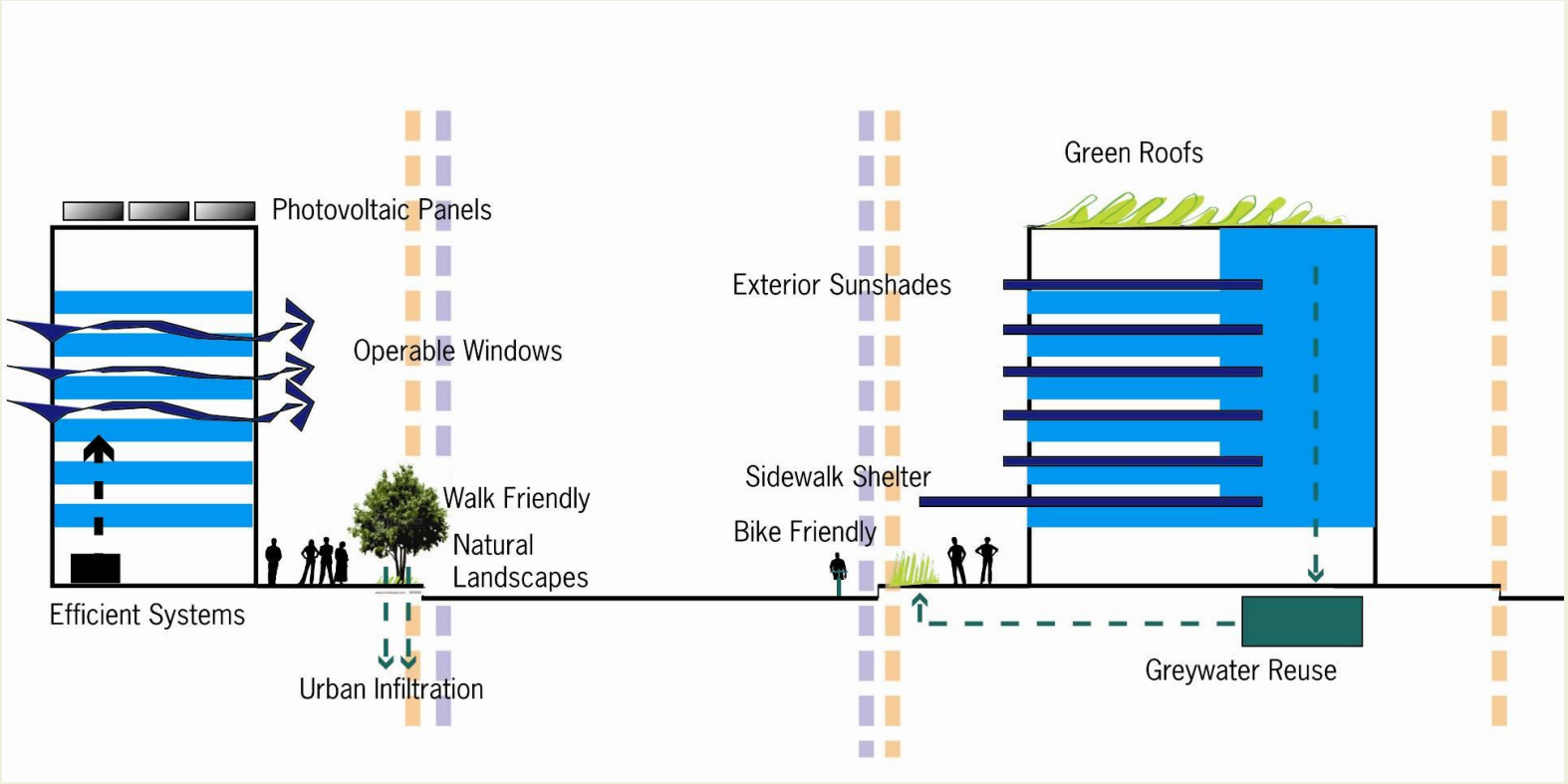

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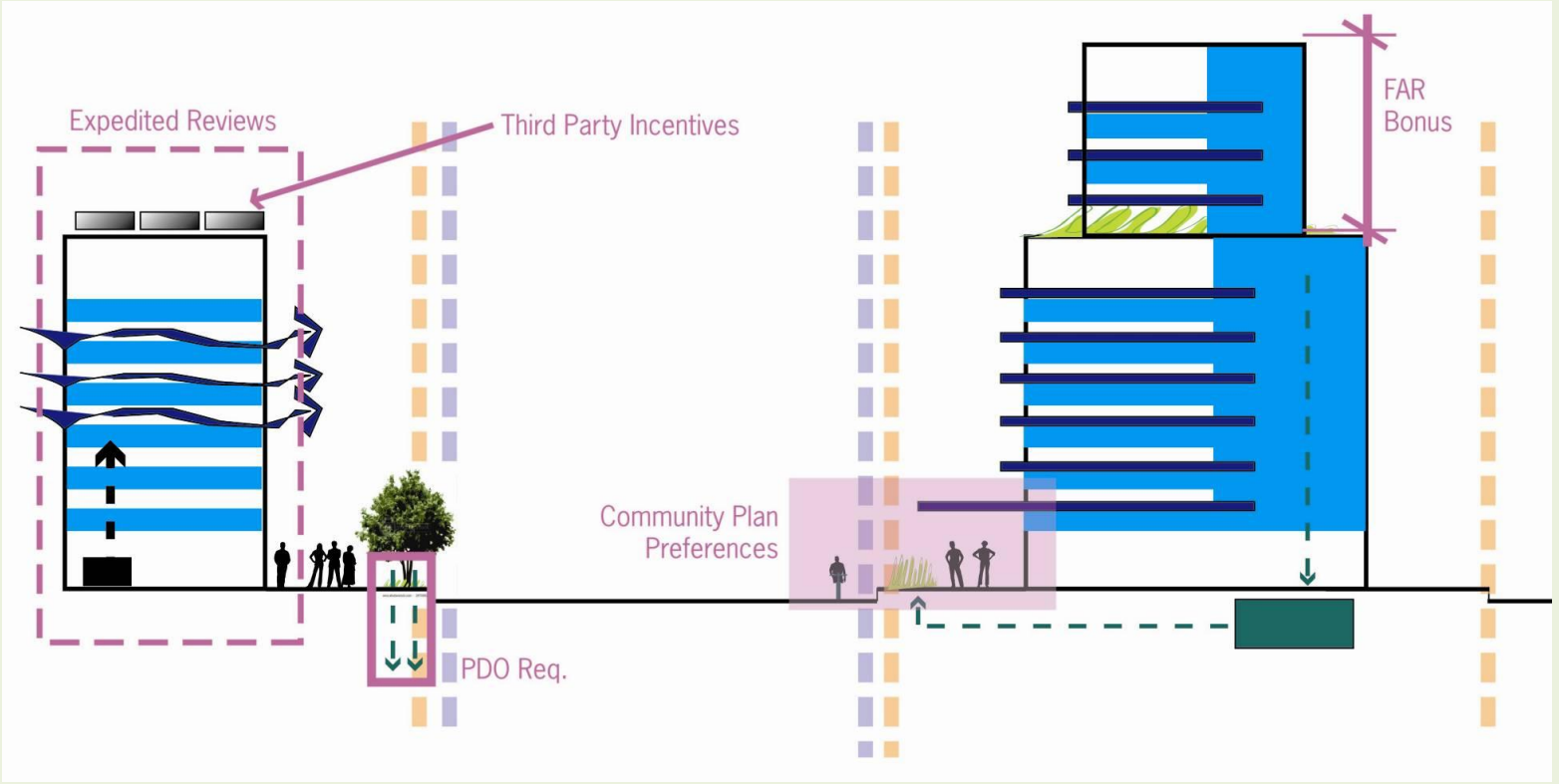

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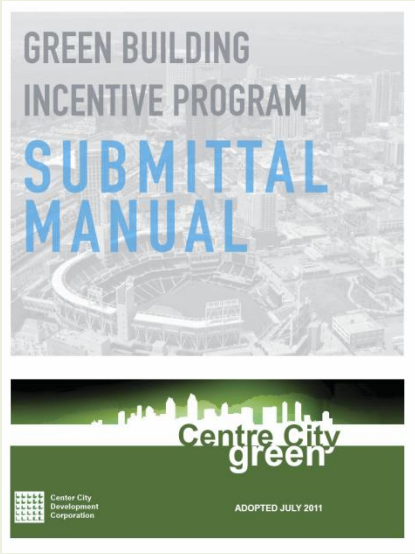
Green Building Incentive Program

(1) The Performance Path allows owners to select an existing voluntary green building rating system (LEED or CALGreen Tier 1 and 2);

(2) The Prescriptive Path allows owners to select from a menu of green building options

(3) The Submittal Manual was developed to provide clear submission requirements and for effective coordination with DSD Sustainable Development and Incentive Program (600-27)



Green Building Incentive Program
July 2011

Centre City Development Corporation

Centre City Green Incentives

Performance Level	Prescriptive Requirements	Performance Requirements	New Construction Incentives*
Entry	None	All Projects Must Meet CalGreen Mandatory	None
1 Green	25-44 CCG Points	CalGreen Tier 1	Public Recognition from CCDC*
2 High Performance Green	45-59 CCG Points	CalGreen Tier 2 or LEED Silver	1.0 FAR Bonus*
3 Signature Green	60+ CCG Points	LEED Gold or higher	2.0 FAR Bonus*

* Additional City of San Diego DSD Incentives may apply.

Total Points and Tier Ranking

Predicted Savings

Project Background

Incentive Approach

Performance Approach

Prescriptive Measures

Selected Measures and Instructions

"Innovation" - for measures not included on the Prescriptive Measures List. Would need to be approved by the CCDC Board

CENTRE CITY GREEN SUSTAINABILITY INCENTIVE CHECKLIST

Project Name/Addres	420 C Street	Sustainability Points =	25
Select Project typ	Office	Tier Ranking =	Green
SF of Buildi	325,000	Green = 25+ High Performance Green = 45+ Signature Green = 60+	
Number of Residential Uni	50	Total Points Possible = #N/A	
Number of Hotel Room	80		
# of Building Occupan	450	Annual kWh Saved =	4,389,692
Select Pat	Prescriptive	Annual Carbon Saved =	TBD
	Entitlement	Annual gallons H2O Saved =	1,411,898

A B F H

Indicator Impact	Path	Green Measure	Points Possible	Attempted	Instructions	Points Attempted
	Performance	CalGreen Tier 1	25	☐		-
		CalGreen Tier 2	45	☐		-
		LEED Silver	45	☐		-
		LEED Gold+	60	☐		-
	Prescriptive	Natural ventilation	15	☐		-
		On-site PV: 30 kW	10	☑	Complete preliminary commitment on Photovoltaic Tab	10
		Cogeneration: 30 kW	20	☐		-
		Exterior shading	5	☑	Complete preliminary commitment on Shading Tab	5
		70% Energy Star equipment / appliances	15	☐		-
		High efficiency plumbing fixtures	10	☑	Complete preliminary commitment on Plumbing Fixture Tab	10
		Recycled Water	#N/A	☐		-
		Chemical-free cooling tower	5	☐		-
		Daylighting with controls	15	☐		-
		High efficiency water heating	5	☐		-
		Demountable Partitions	5	☐		
		Enhanced Mobility	5			-
		Green Street	5	☐		-
		Eco-Roof	5	☐		-
		Audit & Retrofit Fund	5	☐		-
		Savings By Design	TBD	☐		
		Innovation	5			-

D E G

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Green Streets Program

- Implements the DCP
- Extension of the open space system
- Sustainability Indicators: energy, water, materials and urban mobility

Update the Streetscape Manual at a future date

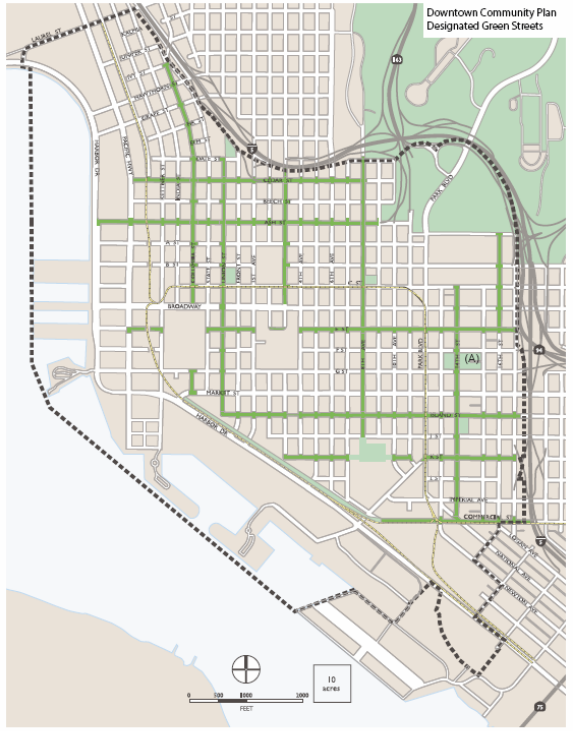

Exhibit 2-4 Designated Green Streets per the Downtown Community Plan

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Green Street Program

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SUSTAINABILITY INDICATOR IMPACTS

Energy/Emissions	43% street light energy savings 75% increase in surface area of materials that mitigate urban heat island impact
Water	16% reduction in stormwater runoff
Materials	100% of materials include recycled content or locally manufactured
Economic Vitality	Threefold increase in sidewalk café/activity area
Streetscape Vitality	900 sq ft public open space Twelve-fold increase in landscaped area
Healthy Spaces	47% reduction in crosswalk distance Increased cyclist visibility and safer vehicle loading/unloading due to back-in parking
Urban Mobility	47% increase in sidewalk area

Transportation Demand Management Revisions

Transportation Demand Management Revisions

Minimum points for entitlement = 25

Points	Measure
20	5-year, 50% subsidy for transit passes for employee occupants
15	Public accessible shuttle to all downtown and airport locations
15	Vehicle parking to meet, but not exceed, minimum PDO requirements
15	"Shared use vehicles" by property tenants - minimum 1 vehicle per 33 occupants - vehicles provided have CARB classification of ULEV, SULEV, PZEV, or ZEV - preferential parking
15	Electric, natural gas, fuel cells, fueling stations - minimum office (1 per 30,000 s.f.), hotel (1 per 100 rooms) - minimum 50% of stations are electric vehicle charging stations
10	* On-site daycare
5	Bicycle storage - minimum 1 space per 20 occupants
5	* Upgraded transit stop adjacent to new development, including shelter, seating, lighting and ongoing maintenance
5	Preferential parking for vehicles with CARB classifications ULEV, SULEV, PZEV, and ZEV - minimum 5% of permitted parking
5	Preferential carpool and/or vanpool parking - minimum 5% of permitted parking
5	On-site shower facilities available to all tenants/employees of a building - minimum office (1 per 100,000 s.f.), hotel (1 per 100 rooms)
5	Participation by building management and tenants in carpool coordination, ridesharing and car-sharing programs
5	Discounted parking rates for vehicles with CARB classifications ULEV, SULEV, PZEV, and ZEV - minimum 20% discount
5	Discounted parking rates for carpools containing 3 or more adults - minimum 20% discount
5	Preferential parking for car-sharing vehicles (at least one space)
5	* On-site transit pass sale, maps and information
1	* Proximity to public transit stop/station (1,320 feet or fewer)

* = No change from existing TDM

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Centre City Green

Green Building Program Element	Chicago	Los Angeles	San Francisco	New York City	Seattle	Austin	San Diego: Centre City Green
Addresses State policies regarding climate change and water conservation				✔			✔
Supports local long range community planning documents and General Plans	✔		✔	✔	✔	✔	✔
Provides incentives for new construction	✔	✔	✔		✔	✔	✔
Works with the US Green Building Council's rating program (LEED)	✔	✔	✔	✔	✔	✔	✔
Works with the State Green Building Codes (CalGreen)				✔			✔
Contains incentive options based on building type	✔						✔
Point system awarded for optional measures	✔					✔	✔
Multiple incentive levels based on performance	✔					✔	✔
Provides tools to calculate savings and determine incentives						✔	✔
Identifies incentives for existing buildings		✔				✔	✔
Addresses streetscapes and the spaces between				✔		✔	✔